HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: July 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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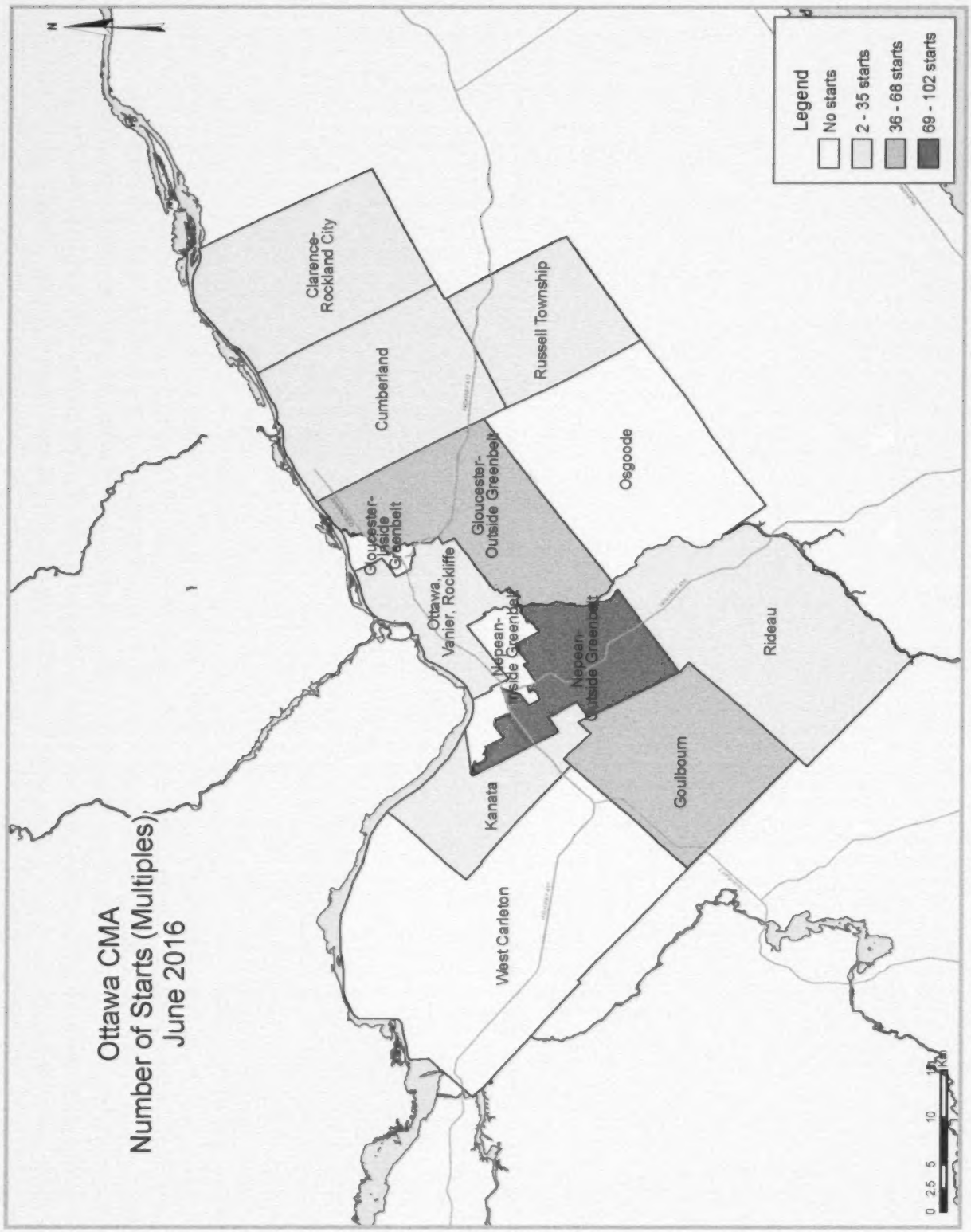
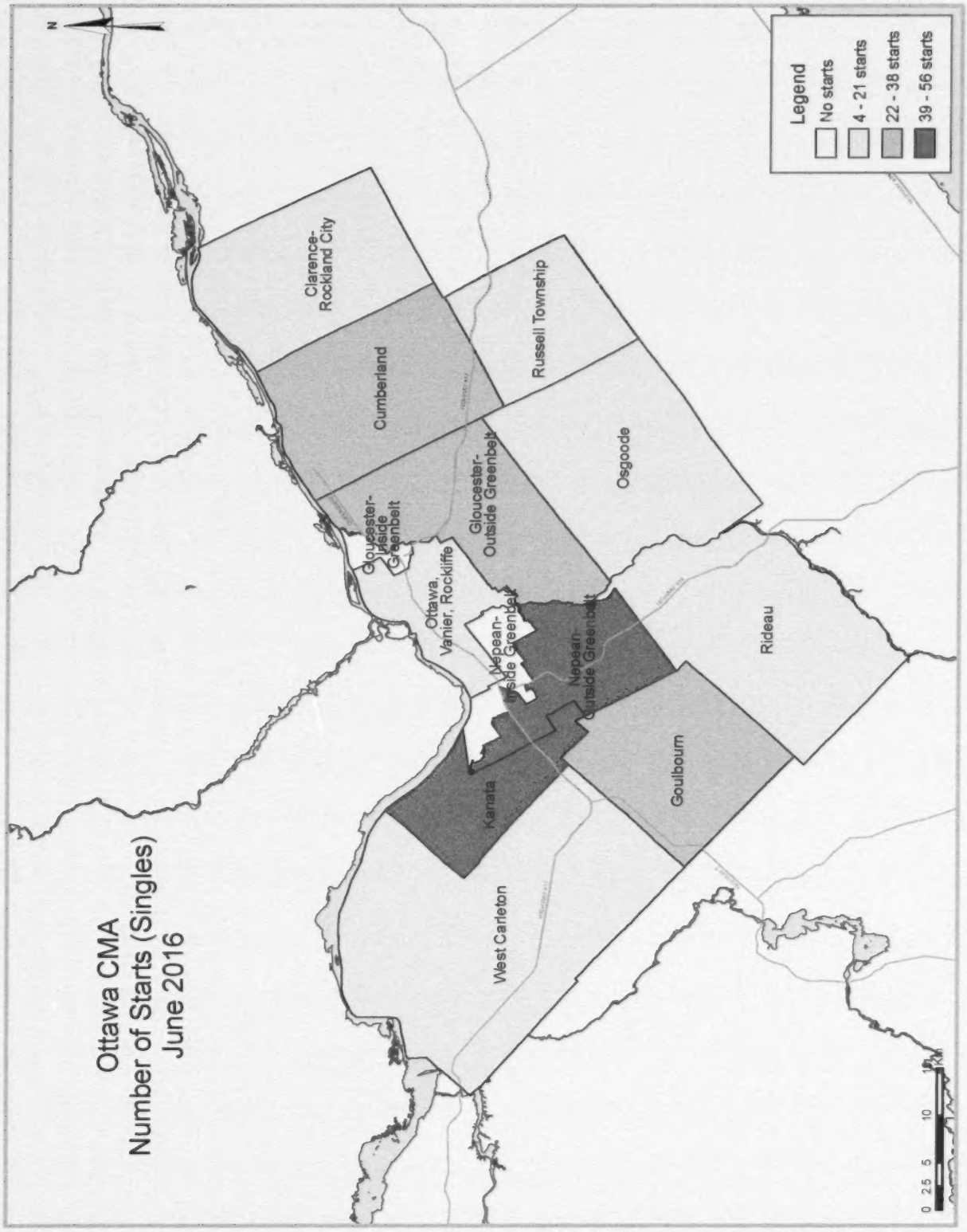
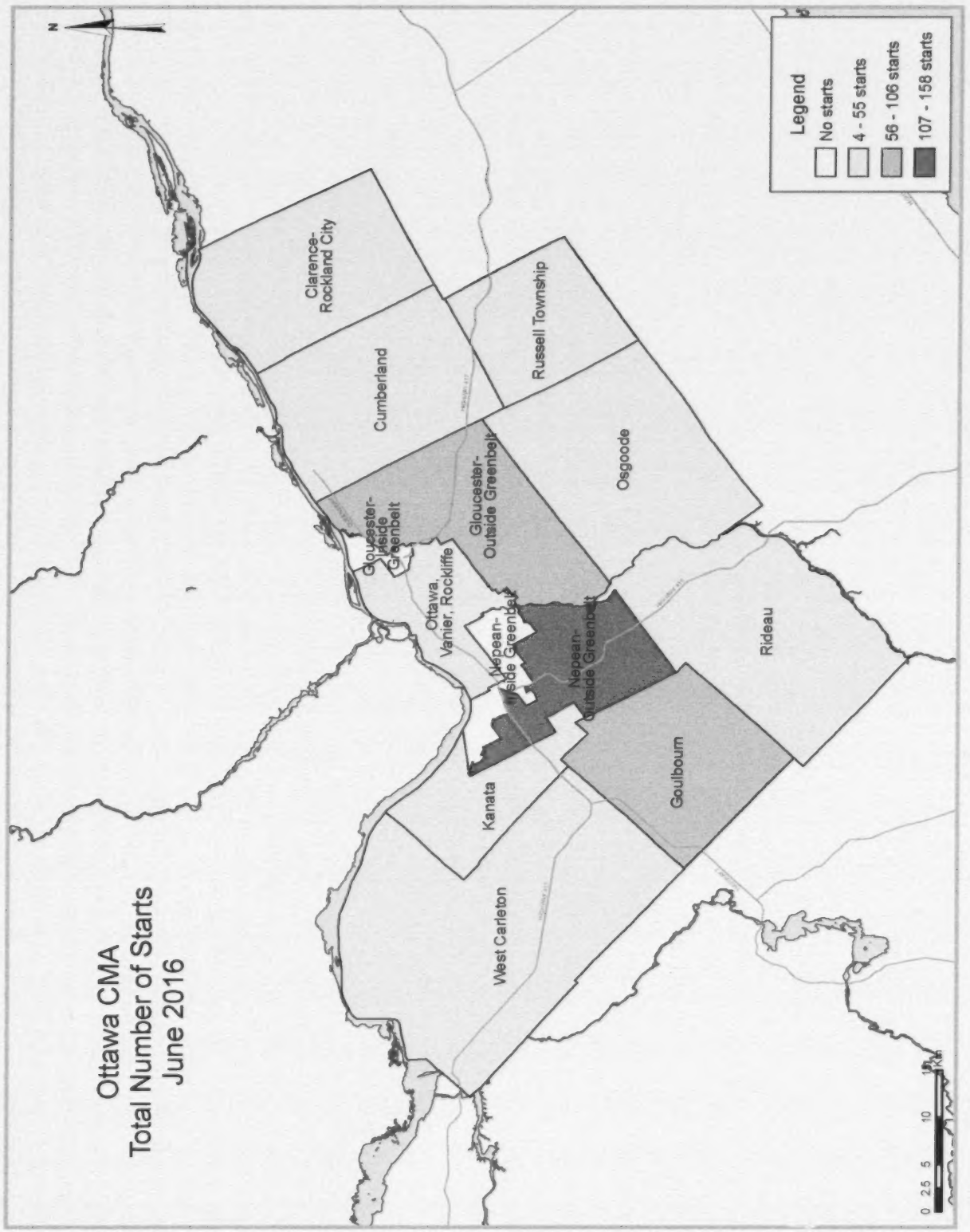
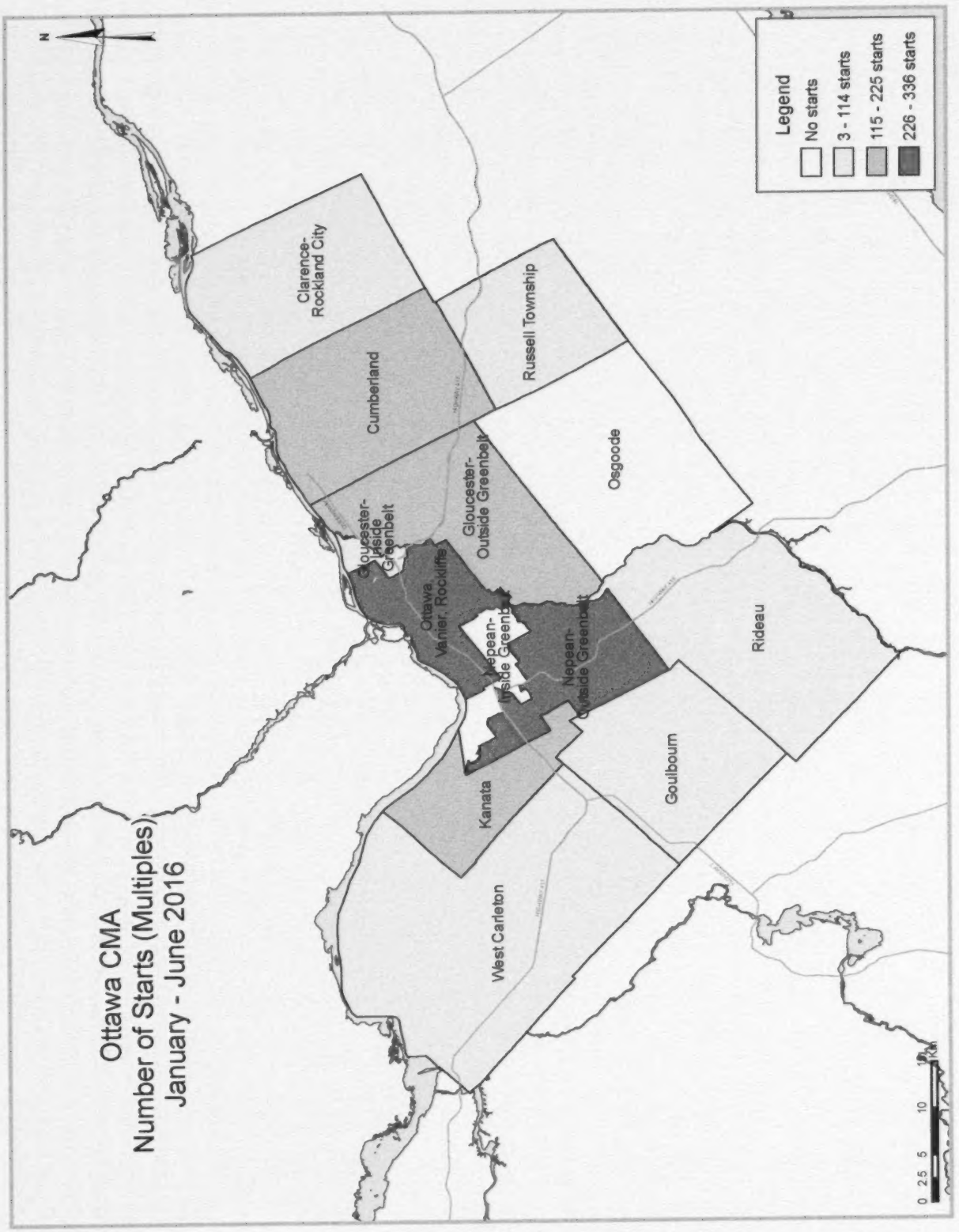
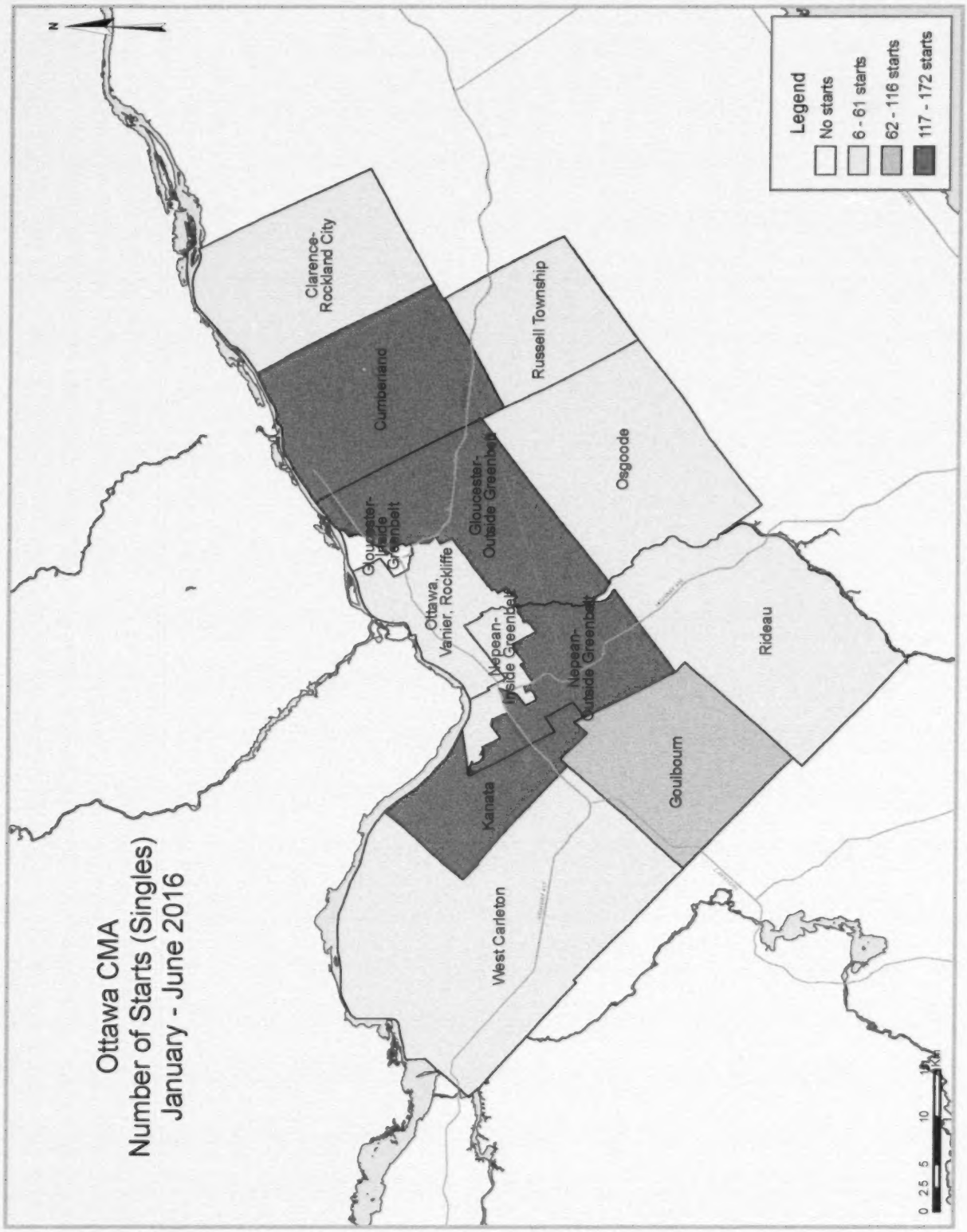
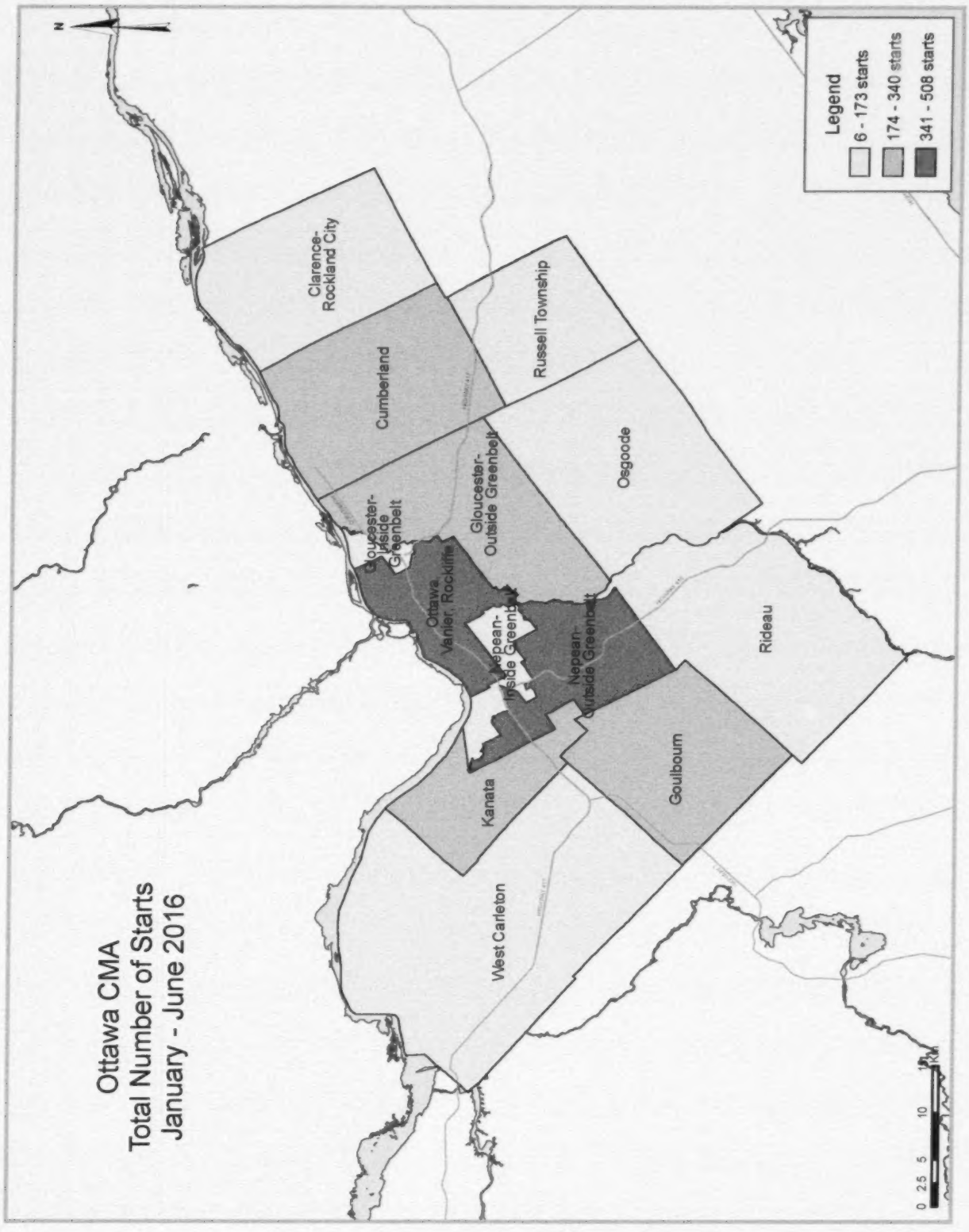

Ottawa CMA
Number of Starts (Multiples)
June 2016
N
Legend
No starts
2 - 35 starts
36 - 68 starts
69 - 102 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
June 2016
N
Legend
No starts
4 - 21 starts
22 - 38 starts
39 - 56 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
June 2016
N
Legend
No starts
4 - 55 starts
56 - 106 starts
107 - 158 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - June 2016
N
Legend
No starts
3 - 114 starts
115 - 225 starts
226 - 336 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - June 2016
Legend
No starts
6 - 61 starts
62 - 116 starts
117 - 172 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
January - June 2016
Legend
6 - 173 starts
174 - 340 starts
341 - 508 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Ottawa CMA[1]	May 2016	June 2016
Trend[2]	4,442	4,562
SAAR	5,987	5,723
	June 2015	June 2016
Actual		
June - Single-Detached	172	254
June - Multiples	600	271
June - Total	772	525
January to June - Single-Detached	655	839
January to June - Multiples	1,360	1,330
January to June - Total	2,015	2,169

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	254	20	185	0	0	12	38	16	525
June 2015	172	24	150	0	0	306	6	114	772
% Change	47.7	-16.7	23.3	n/a	n/a	-96.1	**	-86.0	-32.0
Year-to-date 2016	839	74	701	0	24	344	58	129	2,169
Year-to-date 2015	655	64	528	0	0	620	27	121	2,015
% Change	28.1	15.6	32.8	n/a	n/a	-44.5	114.8	6.6	7.6
UNDER CONSTRUCTION									
June 2016	1,183	128	1,181	0	35	1,246	73	815	4,661
June 2015	842	104	1,174	0	0	2,263	31	577	4,991
% Change	40.5	23.1	0.6	n/a	n/a	-44.9	135.5	41.2	-6.6
COMPLETIONS									
June 2016	229	12	190	0	0	16	0	42	489
June 2015	195	20	141	0	4	189	2	213	764
% Change	17.4	-40.0	34.8	n/a	-100.0	-91.5	-100.0	-80.3	-36.0
Year-to-date 2016	966	60	704	0	4	572	11	106	2,423
Year-to-date 2015	786	86	761	0	4	1,002	29	244	2,912
% Change	22.9	-30.2	-7.5	n/a	0.0	-42.9	-62.1	-56.6	-16.8
COMPLETED & NOT ABSORBED									
June 2016	116	31	167	0	4	571	n/a	n/a	889
June 2015	71	35	119	0	3	416	n/a	n/a	644
% Change	63.4	-11.4	40.3	n/a	33.3	37.3	n/a	n/a	38.0
ABSORBED									
June 2016	240	19	223	0	0	36	n/a	n/a	518
June 2015	193	13	139	0	4	202	n/a	n/a	551
% Change	24.4	46.2	60.4	n/a	-100.0	-82.2	n/a	n/a	-6.0
Year-to-date 2016	947	54	693	0	2	613	n/a	n/a	2,309
Year-to-date 2015	787	76	718	0	4	959	n/a	n/a	2,544
% Change	20.3	-28.9	-3.5	n/a	-50.0	-36.1	n/a	n/a	-9.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
June 2016	223	18	179	0	0	12	38	16	486
June 2015	155	22	150	0	0	306	6	114	753
Ottawa, Vanier, Rockcliffe									
June 2016	5	4	0	0	0	0	10	16	35
June 2015	10	4	10	0	0	248	6	114	392
Nepean inside greenbelt									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
June 2016	56	6	68	0	0	0	28	0	158
June 2015	39	14	44	0	0	48	0	0	145
Gloucester inside greenbelt									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2016	34	2	57	0	0	0	0	0	93
June 2015	28	0	19	0	0	10	0	0	57
Kanata									
June 2016	44	0	9	0	0	0	0	0	53
June 2015	51	4	73	0	0	0	0	0	128
Cumberland									
June 2016	37	0	8	0	0	0	0	0	45
June 2015	11	0	4	0	0	0	0	0	15
Goulbourn									
June 2016	23	6	37	0	0	0	0	0	66
June 2015	4	0	0	0	0	0	0	0	4
West Carleton									
June 2016	4	0	0	0	0	0	0	0	4
June 2015	0	0	0	0	0	0	0	0	0
Rideau									
June 2016	11	0	0	0	0	12	0	0	23
June 2015	3	0	0	0	0	0	0	0	3
Osgoode									
June 2016	9	0	0	0	0	0	0	0	9
June 2015	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2016	17	0	6	0	0	0	0	0	23
June 2015	7	0	0	0	0	0	0	0	7
Russell Township									
June 2016	14	2	0	0	0	0	0	0	16
June 2015	10	2	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
June 2016	254	20	185	0	0	12	38	16	525
June 2015	172	24	150	0	0	306	6	114	772

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
June 2016	1,117	120	1,167	0	35	1,218	73	815	4,545
June 2015	782	96	1,162	0	0	2,233	31	577	4,881
Ottawa, Vanier, Rockcliffe									
June 2016	74	60	38	0	0	935	33	697	1,837
June 2015	46	34	32	0	0	1,630	30	289	2,061
Nepean inside greenbelt									
June 2016	9	0	0	0	0	60	0	0	69
June 2015	29	0	0	0	0	199	0	0	228
Nepean outside greenbelt									
June 2016	249	32	352	0	0	122	40	62	857
June 2015	189	40	461	0	0	114	0	0	804
Gloucester inside greenbelt									
June 2016	1	0	0	0	0	0	0	22	23
June 2015	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
June 2016	138	6	228	0	35	22	0	28	457
June 2015	140	2	154	0	0	144	0	0	440
Kanata									
June 2016	282	0	204	0	0	43	0	0	529
June 2015	234	12	336	0	0	48	0	280	910
Cumberland									
June 2016	135	4	190	0	0	0	0	0	329
June 2015	35	4	147	0	0	76	0	0	262
Goulbourn									
June 2016	125	18	148	0	0	24	0	6	321
June 2015	31	0	4	0	0	0	0	8	43
West Carleton									
June 2016	24	0	7	0	0	0	0	0	31
June 2015	15	4	28	0	0	0	1	0	48
Rideau									
June 2016	39	0	0	0	0	12	0	0	51
June 2015	22	0	0	0	0	0	0	0	22
Osgoode									
June 2016	41	0	0	0	0	0	0	0	41
June 2015	41	0	0	0	0	0	0	0	41
Clarence-Rockland City									
June 2016	33	0	6	0	0	0	0	0	39
June 2015	21	0	3	0	0	0	0	0	24
Russell Township									
June 2016	33	8	8	0	0	28	0	0	77
June 2015	39	8	9	0	0	30	0	0	86
Ottawa-Gatineau CMA (Ontario portion)									
June 2016	1,183	128	1,181	0	35	1,246	73	815	4,661
June 2015	842	104	1,174	0	0	2,263	31	577	4,991

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
June 2016	222	12	184	0	0	16	0	42	476
June 2015	182	16	141	0	4	189	0	213	745
Ottawa, Vanier, Rockcliffe									
June 2016	1	0	0	0	0	0	0	42	43
June 2015	9	2	3	0	4	169	0	7	194
Nepean inside greenbelt									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
June 2016	28	4	54	0	0	16	0	0	102
June 2015	52	4	8	0	0	0	0	17	81
Gloucester inside greenbelt									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2016	21	0	43	0	0	0	0	0	64
June 2015	26	0	17	0	0	20	0	0	63
Kanata									
June 2016	76	0	50	0	0	0	0	0	126
June 2015	62	0	3	0	0	0	0	189	254
Cumberland									
June 2016	16	0	6	0	0	0	0	0	22
June 2015	16	4	47	0	0	0	0	0	67
Goulbourn									
June 2016	59	8	31	0	0	0	0	0	98
June 2015	5	6	0	0	0	0	0	0	11
West Carleton									
June 2016	5	0	0	0	0	0	0	0	5
June 2015	1	0	63	0	0	0	0	0	64
Rideau									
June 2016	6	0	0	0	0	0	0	0	6
June 2015	3	0	0	0	0	0	0	0	3
Osgoode									
June 2016	8	0	0	0	0	0	0	0	8
June 2015	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2016	3	0	3	0	0	0	0	0	6
June 2015	12	2	0	0	0	0	0	0	14
Russell Township									
June 2016	4	0	3	0	0	0	0	0	7
June 2015	1	2	0	0	0	0	2	0	5
Ottawa-Gatineau CMA (Ontario portion)									
June 2016	229	12	190	0	0	16	0	42	489
June 2015	195	20	141	0	4	189	2	213	764

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
June 2016	93	20	163	0	4	569	n/a	n/a	849
June 2015	63	32	119	0	3	413	n/a	n/a	630
Ottawa, Vanier, Rockcliffe									
June 2016	2	9	1	0	2	407	n/a	n/a	421
June 2015	4	19	2	0	3	349	n/a	n/a	377
Nepean inside greenbelt									
June 2016	0	0	0	0	0	50	n/a	n/a	50
June 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
June 2016	15	6	52	0	0	33	n/a	n/a	106
June 2015	12	7	42	0	0	24	n/a	n/a	85
Gloucester inside greenbelt									
June 2016	0	0	0	0	0	3	n/a	n/a	3
June 2015	0	0	0	0	0	8	n/a	n/a	8
Gloucester outside greenbelt									
June 2016	26	0	56	0	2	43	n/a	n/a	127
June 2015	10	0	39	0	0	13	n/a	n/a	62
Kanata									
June 2016	22	0	20	0	0	2	n/a	n/a	44
June 2015	25	1	16	0	0	0	n/a	n/a	42
Cumberland									
June 2016	7	0	19	0	0	22	n/a	n/a	48
June 2015	4	0	8	0	0	16	n/a	n/a	28
Goulbourn									
June 2016	20	5	15	0	0	9	n/a	n/a	49
June 2015	8	3	6	0	0	3	n/a	n/a	20
West Carleton									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	6	0	0	0	n/a	n/a	6
Rideau									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
June 2016	7	0	3	0	0	0	n/a	n/a	10
June 2015	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
June 2016	16	11	1	0	0	2	n/a	n/a	30
June 2015	5	3	0	0	0	3	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
June 2016	116	31	167	0	4	571	n/a	n/a	889
June 2015	71	35	119	0	3	416	n/a	n/a	644

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
June 2016	235	19	220	0	0	36	n/a	n/a	510
June 2015	181	11	139	0	4	202	n/a	n/a	537
Ottawa, Vanier, Rockcliffe									
June 2016	4	3	0	0	0	16	n/a	n/a	23
June 2015	9	1	3	0	4	178	n/a	n/a	195
Nepean inside greenbelt									
June 2016	1	0	0	0	0	3	n/a	n/a	4
June 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
June 2016	30	8	64	0	0	9	n/a	n/a	111
June 2015	52	3	8	0	0	0	n/a	n/a	63
Gloucester inside greenbelt									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
June 2016	27	0	51	0	0	4	n/a	n/a	82
June 2015	26	0	17	0	0	17	n/a	n/a	60
Kanata									
June 2016	76	0	60	0	0	1	n/a	n/a	137
June 2015	61	0	4	0	0	0	n/a	n/a	65
Cumberland									
June 2016	16	0	13	0	0	2	n/a	n/a	31
June 2015	16	4	47	0	0	7	n/a	n/a	74
Goulbourn									
June 2016	61	7	31	0	0	1	n/a	n/a	100
June 2015	5	3	1	0	0	0	n/a	n/a	9
West Carleton									
June 2016	5	1	1	0	0	0	n/a	n/a	7
June 2015	1	0	59	0	0	0	n/a	n/a	60
Rideau									
June 2016	6	0	0	0	0	0	n/a	n/a	6
June 2015	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
June 2016	8	0	0	0	0	0	n/a	n/a	8
June 2015	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	12	2	0	0	0	0	n/a	n/a	14
Russell Township									
June 2016	4	0	3	0	0	0	n/a	n/a	7
June 2015	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
June 2016	240	19	223	0	0	36	n/a	n/a	518
June 2015	193	13	139	0	4	202	n/a	n/a	551

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Ottawa City	223	155	20	28	215	150	28	420	486	753	-35.5
Ottawa, Vanier, Rockcliffe	5	10	6	10	8	10	16	362	35	392	-91.1
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	56	39	6	14	96	44	0	48	158	145	9.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	34	28	2	0	57	19	0	10	93	57	63.2
Kanata	44	51	0	4	9	73	0	0	53	128	-58.6
Cumberland	37	11	0	0	8	4	0	0	45	15	200.0
Goulbourn	23	4	6	0	37	0	0	0	66	4	**
West Carleton	4	0	0	0	0	0	0	0	4	0	n/a
Rideau	11	3	0	0	0	0	12	0	23	3	**
Osgoode	9	8	0	0	0	0	0	0	9	8	12.5
Clarence-Rockland City	17	7	0	0	6	0	0	0	23	7	**
Russell Township	14	10	2	2	0	0	0	0	16	12	33.3
Ottawa-Gatineau CMA (Ontario Portion)	254	172	22	30	221	150	28	420	525	772	-32.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	765	586	76	77	756	516	445	711	2,042	1,890	8.0
Ottawa, Vanier, Rockcliffe	28	30	42	36	14	10	257	583	341	659	-48.3
Nepean inside greenbelt	6	26	0	0	0	0	0	0	6	26	-76.9
Nepean outside greenbelt	172	149	16	30	239	217	81	48	508	444	14.4
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	117	127	2	4	181	88	12	80	312	299	4.3
Kanata	165	158	0	4	128	134	43	0	336	296	13.5
Cumberland	121	29	4	0	123	67	0	0	248	96	158.3
Goulbourn	94	25	12	0	68	0	18	0	192	25	**
West Carleton	9	7	0	3	3	0	0	0	12	10	20.0
Rideau	27	11	0	0	0	0	12	0	39	11	**
Osgoode	26	24	0	0	0	0	0	0	26	24	8.3
Clarence-Rockland City	38	25	0	0	9	3	0	0	47	28	67.9
Russell Township	36	44	8	14	8	9	28	30	80	97	-17.5
Ottawa-Gatineau CMA (Ontario Portion)	839	655	84	91	773	528	473	741	2,169	2,015	7.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Ottawa City	179	150	36	0	12	306	16	114
Ottawa, Vanier, Rockcliffe	0	10	8	0	0	248	16	114
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	68	44	28	0	0	48	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	57	19	0	0	0	10	0	0
Kanata	9	73	0	0	0	0	0	0
Cumberland	8	4	0	0	0	0	0	0
Goulbourn	37	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	12	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	185	150	36	0	12	306	16	114

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	708	516	48	0	316	590	129	121
Ottawa, Vanier, Rockcliffe	6	10	8	0	218	462	39	121
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	199	217	40	0	19	48	62	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	181	88	0	0	12	80	0	0
Kanata	128	134	0	0	43	0	0	0
Cumberland	123	67	0	0	0	0	0	0
Goulbourn	68	0	0	0	12	0	6	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	12	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	3	0	0	0	0	0	0
Russell Township	8	9	0	0	28	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	725	528	48	0	344	620	129	121

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Ottawa City	420	327	12	306	54	120	486	753
Ottawa, Vanier, Rockcliffe	9	24	0	248	26	120	35	392
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	130	97	0	48	28	0	158	145
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	93	47	0	10	0	0	93	57
Kanata	53	128	0	0	0	0	53	128
Cumberland	45	15	0	0	0	0	45	15
Goulbourn	66	4	0	0	0	0	66	4
West Carleton	4	0	0	0	0	0	4	0
Rideau	11	3	12	0	0	0	23	3
Osgoode	9	8	0	0	0	0	9	8
Clarence-Rockland City	23	7	0	0	0	0	23	7
Russell Township	16	12	0	0	0	0	16	12
Ottawa-Gatineau CMA (Ontario Portion)	459	346	12	306	54	120	525	772

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,515	1,154	340	590	187	146	2,042	1,890
Ottawa, Vanier, Rockcliffe	66	56	218	462	57	141	341	659
Nepean inside greenbelt	6	26	0	0	0	0	6	26
Nepean outside greenbelt	387	396	19	48	102	0	508	444
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	276	215	36	80	0	4	312	299
Kanata	293	296	43	0	0	0	336	296
Cumberland	248	96	0	0	0	0	248	96
Goulbourn	174	25	12	0	6	0	192	25
West Carleton	12	9	0	0	0	1	12	10
Rideau	27	11	12	0	0	0	39	11
Osgoode	26	24	0	0	0	0	26	24
Clarence-Rockland City	47	28	0	0	0	0	47	28
Russell Township	52	65	28	30	0	2	80	97
Ottawa-Gatineau CMA (Ontario Portion)	1,614	1,247	368	620	187	148	2,169	2,015

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Ottawa City	222	182	12	16	184	145	58	402	476	745	-36.1
Ottawa, Vanier, Rockcliffe	1	9	0	2	0	7	42	176	43	194	-77.8
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	28	52	4	4	54	8	16	17	102	81	25.9
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	21	26	0	0	43	17	0	20	64	63	1.6
Kanata	76	62	0	0	50	3	0	189	126	254	-50.4
Cumberland	16	16	0	4	6	47	0	0	22	67	-67.2
Goulbourn	59	5	8	6	31	0	0	0	98	11	**
West Carleton	5	1	0	0	0	63	0	0	5	64	-92.2
Rideau	6	3	0	0	0	0	0	0	6	3	100.0
Osgoode	8	8	0	0	0	0	0	0	8	8	0.0
Clarence-Rockland City	3	12	0	2	3	0	0	0	6	14	-57.1
Russell Township	4	1	0	4	3	0	0	0	7	5	40.0
Ottawa-Gatineau CMA (Ontario Portion)	229	195	12	22	190	145	58	402	489	764	-36.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	900	708	58	107	699	757	658	1,215	2,315	2,787	-16.9
Ottawa, Vanier, Rockcliffe	33	35	28	52	10	35	459	912	530	1,034	-48.7
Nepean inside greenbelt	6	11	0	2	0	0	0	0	6	13	-53.8
Nepean outside greenbelt	153	156	16	18	211	207	47	44	427	425	0.5
Gloucester inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Gloucester outside greenbelt	145	115	2	6	158	164	52	70	357	355	0.6
Kanata	245	235	0	1	230	141	12	189	487	566	-14.0
Cumberland	82	61	0	14	51	67	76	0	209	142	47.2
Goulbourn	172	19	12	6	35	14	12	0	231	39	**
West Carleton	12	12	0	4	4	129	0	0	16	145	-89.0
Rideau	19	14	0	0	0	0	0	0	19	14	35.7
Osgoode	31	48	0	4	0	0	0	0	31	52	-40.4
Clarence-Rockland City	33	46	0	2	3	8	20	12	56	68	-17.6
Russell Township	34	32	12	6	6	0	0	19	52	57	-8.8
Ottawa-Gatineau CMA (Ontario Portion)	967	786	70	115	708	765	678	1,246	2,423	2,912	-16.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Ottawa City	184	145	0	0	16	189	42	213
Ottawa, Vanier, Rockcliffe	0	7	0	0	0	169	42	7
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	54	8	0	0	16	0	0	17
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	43	17	0	0	0	20	0	0
Kanata	50	3	0	0	0	0	0	189
Cumberland	6	47	0	0	0	0	0	0
Goulbourn	31	0	0	0	0	0	0	0
West Carleton	0	63	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	3	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	190	145	0	0	16	189	42	213

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	699	757	0	0	572	971	86	244
Ottawa, Vanier, Rockcliffe	10	35	0	0	373	882	86	30
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	211	207	0	0	47	19	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	158	164	0	0	52	70	0	0
Kanata	230	141	0	0	12	0	0	189
Cumberland	51	67	0	0	76	0	0	0
Goulbourn	35	14	0	0	12	0	0	0
West Carleton	4	129	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	8	0	0	0	12	20	0
Russell Township	6	0	0	0	0	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	708	765	0	0	572	1,002	106	244

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Ottawa City	418	339	16	193	42	213	476	745
Ottawa, Vanier, Rockcliffe	1	14	0	173	42	7	43	194
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	86	64	16	0	0	17	102	81
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	64	43	0	20	0	0	64	63
Kanata	126	65	0	0	0	189	126	254
Cumberland	22	67	0	0	0	0	22	67
Goulbourn	98	11	0	0	0	0	98	11
West Carleton	5	64	0	0	0	0	5	64
Rideau	6	3	0	0	0	0	6	3
Osgoode	8	8	0	0	0	0	8	8
Clarence-Rockland City	6	14	0	0	0	0	6	14
Russell Township	7	3	0	0	0	2	7	5
Ottawa-Gatineau CMA (Ontario Portion)	431	356	16	193	42	215	489	764

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,642	1,541	576	975	97	271	2,315	2,787
Ottawa, Vanier, Rockcliffe	60	100	373	886	97	48	530	1,034
Nepean inside greenbelt	6	11	0	0	0	2	6	13
Nepean outside greenbelt	380	381	47	19	0	25	427	425
Gloucester inside greenbelt	2	2	0	0	0	0	2	2
Gloucester outside greenbelt	301	281	56	70	0	4	357	355
Kanata	475	376	12	0	0	190	487	566
Cumberland	133	142	76	0	0	0	209	142
Goulbourn	219	39	12	0	0	0	231	39
West Carleton	16	143	0	0	0	2	16	145
Rideau	19	14	0	0	0	0	19	14
Osgoode	31	52	0	0	0	0	31	52
Clarence-Rockland City	36	56	0	12	20	0	56	68
Russell Township	52	36	0	19	0	2	52	57
Ottawa-Gatineau CMA (Ontario Portion)	1,730	1,633	576	1,006	117	273	2,423	2,912

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
June 2016	0	0.0	78	37.1	73	34.8	17	8.1	42	20.0	210	-	515,165
June 2015	1	0.6	45	29.2	69	44.8	17	11.0	22	14.3	154	-	511,341
Year-to-date 2016	5	0.7	304	40.0	270	35.5	66	8.7	115	15.1	760	470,000	507,797
Year-to-date 2015	8	1.4	203	34.5	224	38.1	60	10.2	93	15.8	588	470,000	510,064
Ottawa, Vanier, Rockcliffe													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Nepean inside greenbelt													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean outside greenbelt													
June 2016	0	0.0	14	48.3	11	37.9	2	6.9	2	6.9	29	-	472,149
June 2015	0	0.0	10	19.2	30	57.7	8	15.4	4	7.7	52	-	504,473
Year-to-date 2016	2	1.4	59	40.1	47	32.0	20	13.6	19	12.9	147	-	500,858
Year-to-date 2015	6	3.8	36	22.9	72	45.9	27	17.2	16	10.2	157	440,000	498,465
Gloucester inside greenbelt													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
June 2016	0	0.0	6	23.1	16	61.5	1	3.8	3	11.5	26	-	507,575
June 2015	0	0.0	3	13.6	16	72.7	2	9.1	1	4.5	22	-	498,106
Year-to-date 2016	1	0.8	43	33.3	50	38.8	15	11.6	20	15.5	129	560,000	507,524
Year-to-date 2015	1	1.0	23	23.5	61	62.2	7	7.1	6	6.1	98	-	510,667
Kanata													
June 2016	0	0.0	25	33.3	18	24.0	5	6.7	27	36.0	75	-	-
June 2015	1	1.7	31	51.7	14	23.3	3	5.0	11	18.3	60	-	-
Year-to-date 2016	0	0.0	99	41.3	69	28.8	17	7.1	55	22.9	240	-	-
Year-to-date 2015	1	0.4	113	49.1	65	28.3	16	7.0	35	15.2	230	-	509,519
Cumberland													
June 2016	0	0.0	6	37.5	7	43.8	3	18.8	0	0.0	16	-	-
June 2015	0	0.0	0	0.0	9	81.8	2	18.2	0	0.0	11	-	-
Year-to-date 2016	1	1.3	37	49.3	31	41.3	5	6.7	1	1.3	75	-	-
Year-to-date 2015	0	0.0	24	49.0	20	40.8	4	8.2	1	2.0	49	-	446,669
Goulbourn													
June 2016	0	0.0	27	47.4	21	36.8	5	8.8	4	7.0	57	-	-
June 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	65	43.3	71	47.3	7	4.7	7	4.7	150	-	-
Year-to-date 2015	0	0.0	1	8.3	3	25.0	3	25.0	5	41.7	12	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
June 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
June 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Year-to-date 2015	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Osgoode													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	-	-
Year-to-date 2015	0	0.0	6	33.3	2	11.1	1	5.6	9	50.0	18	-	559,330
Clarence-Rockland City													
June 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
June 2015	1	12.5	7	87.5	0	0.0	0	0.0	0	0.0	8	-	375,050
Year-to-date 2016	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2015	11	35.5	19	61.3	1	3.2	0	0.0	0	0.0	31	-	359,502
Russell Township													
June 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	18.5	21	77.8	1	3.7	0	0.0	0	0.0	27	-	-
Year-to-date 2015	4	13.8	20	69.0	4	13.8	0	0.0	1	3.4	29	-	392,892
Ottawa-Gatineau CMA (Ontario portion)													
June 2016	0	0.0	83	38.6	73	34.0	17	7.9	42	19.5	215	485,000	513,008
June 2015	2	1.2	52	32.1	69	42.6	17	10.5	22	13.6	162	475,000	504,611
Year-to-date 2016	10	1.3	335	42.0	272	34.1	66	8.3	115	14.4	798	465,000	495,059
Year-to-date 2015	23	3.5	242	37.3	229	35.3	60	9.3	94	14.5	648	467,500	495,839

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	515,165	511,341	0.7	507,797	510,064	-0.4
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	472,149	504,473	-6.4	500,858	498,465	0.5
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	507,575	498,106	1.9	507,524	510,667	-0.6
Kanata	-	-	n/a	-	509,519	n/a
Cumberland	-	-	n/a	-	446,669	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	375,050	n/a	-	359,502	n/a
Russell Township	-	-	n/a	-	392,892	n/a
Ottawa-Gatineau CMA (Ontario Portion)	513,008	504,611	1.7	495,059	495,839	-0.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

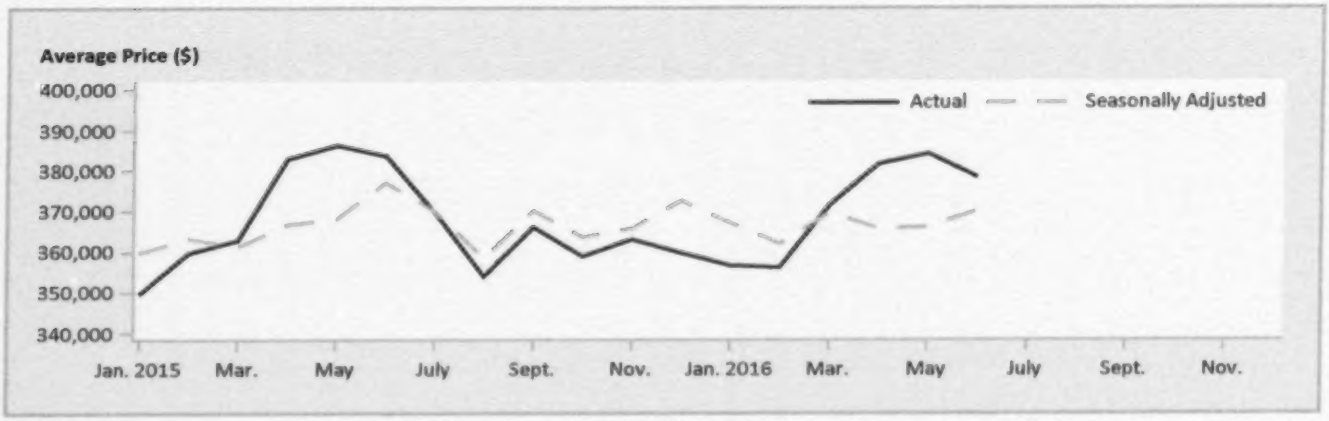


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

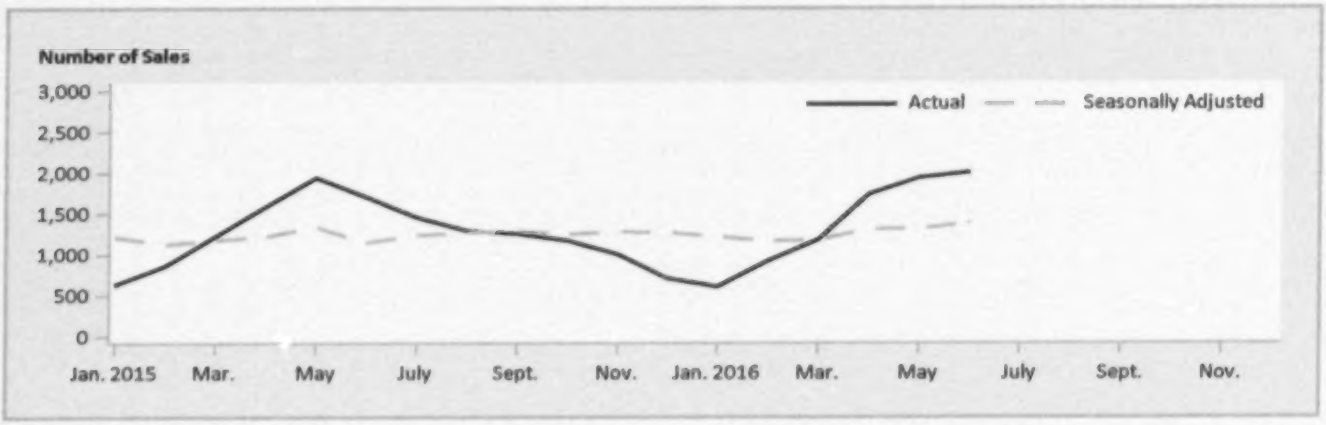
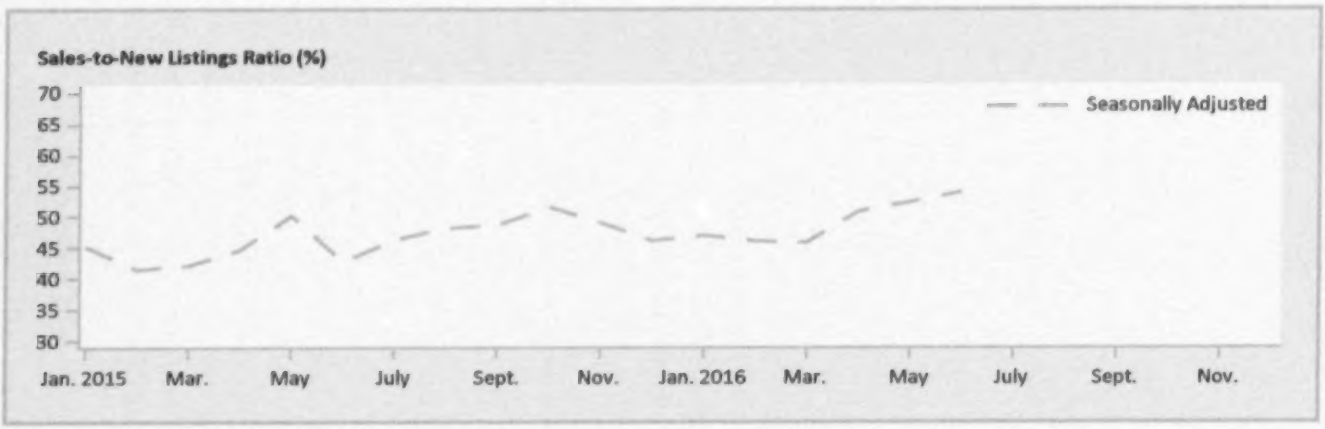


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64		128.8	544	6.7	69.8	1,095
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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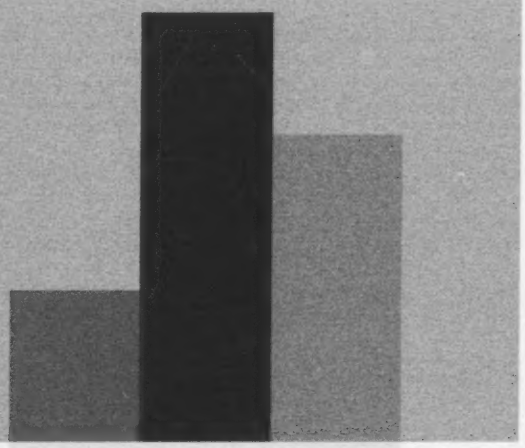

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